

# **BOARD OF DESIGN REVIEW MINUTES**

**May 24, 2001**

**CALL TO ORDER:** Acting Chairman Hal Beighley called the meeting to order at 6:30 p.m. in the Beaverton City Hall 1<sup>st</sup> Floor Conference Room at 4755 SW Griffith Drive

**ROLL CALL:** Present were Acting Chairman Hal Beighley, Board Members Monty Edberg, Ronald Nardoza and Ashetra Prentice. Chairman Walter Lemon III and Board Members Anissa Crane and Stewart Straus were excused.

Associate Planner Scott Whyte, Associate Planner Tyler Ryerson and Recording Secretary Sandra Pearson represented staff.

## **VISITORS:**

Acting Chairman Beighley read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

## **OLD BUSINESS:**

### **CONTINUANCES:**

Acting Chairman Beighley opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

Ms. Prentice indicated that although she had had indirect contact with *WRG Design* through a development next to her home in the past, it would not affect her decision regarding BDR 2001-0036 – 217 Office Building.

### **A. BDR 2000-0185 – MURRAY HILLS CHRISTIAN CHURCH ADDITION TYPE 3 DESIGN REVIEW**

This application has been submitted for the proposed expansion of Murray Hills Christian Church, an existing church facility, located at 15050 SW Weir Road, and specifically identified on Washington County Assessor's Map, Tax Lot 400. Site grading is proposed to the southern portion of the site to accommodate the

proposed building addition and to modify the existing on-site storm water quality facility. The proposed church addition is intended to match the existing building architecture, and no expansion to the existing parking lot area is proposed. Landscaping is proposed on the southern portion of the site. The subject property is zoned Urban Standard Density (R-5), and is approximately 3.89 acres in size. Churches and related facilities are permitted as a conditional use within the R-5 zone.

Associate Planner Scott Whyte informed the Board that the applicant had requested a continuance of the Public Hearing to July 12, 2001.

Mr. Edberg **MOVED** and Mr. Nardozza **SECONDED** a motion that BDR 2000-0185 – Murray Hills Christian Church Addition Type 3 Design Review be continued to a date certain of July 12, 2001.

Motion **CARRIED**, unanimously.

**B. BDR 2001-0017 – CHELSEA PARK CARPORT ADDITION TYPE 3 DESIGN REVIEW**

This proposal is for the addition of 45 standard garages and one ADA accessible garage within seven new structures, and eight carport spaces within two new structures, including associated landscaping enhancements. The development proposal is located at 11600 SW 147<sup>th</sup> Terrace, and specifically identified on Washington County Assessor's Map 1S1-3200, Tax Lot 307. The affected parcel is zoned Town Center-High Density Residential (TC-HDR) and is approximately 10.85 acres in size.

Associate Planner Tyler Ryerson advised the Board that the applicant had requested a continuance to June 14, 2001.

Mr. Edberg **MOVED** and Mr. Nardozza **SECONDED** a motion that BDR 2001-0017 – Chelsea Park Carport Addition Type 3 Design Review be continued to a date certain of June 14, 2001.

Motion **CARRIED**, unanimously.

**C. BEAVERTON TOWN SQUARE RETAIL BUILDING**

The following land use applications have been submitted for the construction of a retail building located on the north side of SW Beaverton/Hillsdale Highway, west of the entrance driveway to the Fred Meyer Store within the Beaverton Town Square shopping center. The proposed development is specifically identified on Washington County Assessor's Map 1S1-15AB, Tax Lots 1100, 1200, 2000 and 2100, and the proposed retail building would be specifically located on Tax Lot 1200, which is approximately 1.59 acres in size. The subject property is zoned Regional Center East (RC-E), and is also located within the Floodplain District overlay zone.

1. **BDR 2001-0021 – TYPE 3 DESIGN REVIEW**

This request for Design Review approval is for the construction of a retail building approximately 21,000 square feet in size and includes a raised foundation allowing the passage of floodwater underneath the building. The proposal provides for minor site grading, construction of a parking area and associated landscaping.

2. **ADJ 2001-0001 – ADJUSTMENT**

This request provides for an adjustment to the Development Standards requiring development in the Regional Center zone to have at least one primary building entrance oriented toward a Major Pedestrian Route. Primary entrances to the proposed retail building would be oriented to the Beaverton Town Square parking lot, away from Beaverton/Hillsdale Highway, which is designated as a Major Pedestrian Route.

Observing that the Public Hearing had been continued on May 10, 2001, Mr. Whyte presented the Staff Reports dated May 3, 2001, and Staff Memorandum dated May 22, 2001. He clarified that staff's recommendation for denial had been based upon criteria a, regarding compatibility with the architectural elements of the existing buildings in the area. He mentioned that the applicant has recently provided revised plans in response to the Board's comments and described the revisions, as proposed. He pointed out that there had been a change in the material sample board, specifically a different shade of brick. Concluding, he noted that applicable criteria had been satisfied and recommended approval with the revised plans and recommended Conditions of Approval, and offered to respond to any comments or questions.

**APPLICANT:**

**JERRY OFFER**, introduced himself and Sinau Gumusoglu, observing that they both represent *Otak Incorporated*, and expressed his appreciation of staff's efforts in assisting the applicant to create acceptable revisions to the plans and Conditions of Approval.

**SINAU GUMUSOGLU**, representing *Otak Incorporated*, described the main additions and revisions to the plans, specifically the change in brick color, tree planters, the bus stop area and ornamental flowers.

Mr. Offer pointed out that some of the bushes had been moved forward and that a lawn had been added behind the bushes.

On question, Mr. Gumusoglu informed Ms. Prentice that Tri-Met would be responsible for providing a standard bus stop shelter to this area.

**DAVID FULBROOK**, representing *Pacific One Properties*, introduced himself and offered to respond to any questions or comments.

Acting Chairman Beighley expressed his appreciation to the applicant for their efforts.

**PUBLIC TESTIMONY:**

No member of the public appeared to testify regarding the applications.

The Public Hearing was closed.

On question, Mr. Whyte advised Mr. Edberg that the Memorandum dated May 22, 2001 reflects necessary changes to the Conditions of Approval that would be incorporated into the Land Use Order, adding that there are two separate applications requiring two separate actions.

Mr. Edberg **MOVED** and Ms. Prentice **SECONDED** a motion to approve BDR 2001-0021 Beaverton Town Square Retail Building Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated May 3, 2001, and Memorandum dated May 22, 2001, including Conditions of Approval Nos. 1 through 14.

The question was called and the motion **CARRIED** unanimously.

Mr. Edberg **MOVED** and Ms. Prentice **SECONDED** a motion to approve ADJ 2001-0001 Beaverton Town Square Retail Building Adjustment, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated May 3, 2001, and Memorandum dated May 22, 2001, including Conditions of Approval Nos. 1 through 3.

The question was called and the motion **CARRIED** unanimously.

7:05 p.m. – Mr. Whyte left.

**NEW BUSINESS:****PUBLIC HEARINGS:****A. BDR 2001-0036 – 217 OFFICE BUILDING TYPE 3 DESIGN REVIEW**

The applicant requests Design Review approval to construct a two-story speculative office building approximately 50,500 square feet in size, including the addition of a parking area and associated lighting and landscaping. The development proposal is located on SW 105<sup>th</sup> Avenue, south of SW Allen Boulevard, north of SW Denny Road, and east of Highway 217, and is more specifically described on Washington County Assessor's Map 1S1-22AD, Tax Lots 1900 and 2000, and Washington County Assessor's Map 1S1-22AA, Tax Lot 500. The affected parcels are zoned Community Service (CS) and are approximately a total of 4.0 acres in size.

Mr. Ryerson presented the Staff Report and materials board and described the request for the proposed building design, parking, landscaping, street layout, lighting design, access and color scheme. Concluding, he recommended approval, under certain Conditions of Approval, and offered to respond to any comments or questions.

Acting Chairman Beighley commended Mr. Ryerson for a well-prepared Staff Report.

**APPLICANT:**

**GENE MILDREN**, representing *Mildren Design Group*, described the proposed two-story office building at the end of 105<sup>th</sup> Avenue, including the primary entrance, access, glass atrium, and a monumental stairway that would be illuminated at night. Observing that the landscaping requirements are only 15%, he pointed out that the proposal provides for over 45% landscaping. He discussed the color scheme, design and textures, adding that the applicant agrees with the specified Conditions of approval. Concluding, he offered to respond to any questions or comments.

**BRIAN DeHAAS**, representing *WRG Design*, discussed the proposed plantings and the water quality and bio-swale in the western portion of the site. On question, he advised Ms. Prentice that a proprietary catch basin would filter the water before it reaches the wetland.

**PUBLIC TESTIMONY:**

No member of the public appeared to testify regarding the applications.

The Public Hearing was closed.

On question, Mr. Ryerson indicated that he had no further comments on this application.

Mr. Edberg **MOVED** and Mr. Nardozza **SECONDED** a motion to approve BDR 2001-0036 – 217 Office Building Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated May 17, 2001, including Conditions of Approval Nos. 1 through 21.

The question was called and the motion **CARRIED** unanimously.

#### **APPROVAL OF MINUTES:**

The minutes of April 26, 2001, as written, were submitted. Acting Chairman Beighley asked if there were any changes or corrections. Mr. Edberg **MOVED** and Ms. Prentice **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously.

#### **MISCELLANEOUS BUSINESS:**

The meeting adjourned at 7:21 p.m.